



# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Alaska State Office  
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### Memorandum

To: Director, Bureau of Land Management  
From: State Director, Alaska  
Subject: Report to Congress Required by Public Law 97-468

A report to Congress is required by Public Law 97-468 concerning progress made toward meeting Federal obligations to Cook Inlet Region, Inc. (CIRI). Enclosed is the report along with an executive summary.

Also enclosed are comments from General Services Administration, the State of Alaska, the Alaska Program Office of BLM, and CIRI, who reviewed a draft copy of this report. Our Regional Solicitor also reviewed the draft report and had no comment.

/S/ Fred E. Wolf

State Director  
Acting

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Executive Summary on the  
Report to Congress Required  
by Public Law 97-468

Background

The Secretary of the Interior and the Administrator of General Services were mandated to establish a pool of lands for selection by Cook Inlet Region, Inc. (CIRI), a regional corporation formed under the Alaska Native Claims Settlement Act.

Conveyance of such lands are made in exchange for rights to select lands outside of Cook Inlet Region on the basis of value.

Under the provisions, 1/ CIRI is entitled to 138,240 acres, or acre/equivalents out of the exchange pool for a dollar value of \$69,120,000.00 at \$500 per acre. Additionally, CIRI is entitled to approximately 395,136 acres of out-of-region lands, for a dollar value of \$98,784,000.00 at \$250 per acre.

A detailed report of implementation is attached. Following is a summary of the specific issues discussed in the report.

A. Studies to Make Lands Available to CIRI

The Bureau of Land Management, in conjunction with General Services Administration (GSA), has utilized its best efforts in making lands available for selection by CIRI.

To date, 102,361.63 acre/equivalents have been conveyed out of the exchange pool; the remaining entitlement is 35,878.372.

B. Feasibility and Appropriate Nature of Reimbursement of CIRI for its Unfulfilled Entitlement

Seventy-four percent of the minimum required acreage has been conveyed to CIRI. The current process continues to work toward satisfaction of CIRI's unfulfilled entitlement. Reimbursement by other means is not necessary.

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1/ Sec. 12 of P.L. 94-204 of January 2, 1976;  
Sec. 3 of P.L. 94-456 of October 4, 1976;  
Sec. 3 of P.L. 95-178 of November 15, 1977;  
P.L. 96-311 of July 17, 1980;  
Sec. 1435 of P.L. 96-487 of December 2, 1980;  
Sec. 606(d) of P.L. 97-468 of January 14, 1983.

C. Extent to Which Established Mechanisms Promise to Meet Entitlement

The GSA bid process has been very successful in transferring a large number of acre/equivalents to CIRI; seventy-three percent of the total conveyances to CIRI out of the exchange pool was fulfilled by this process.

D. Remedial Legislation as May be Needed

Eight parcels considered for CIRI are presently suspended pending decontamination or hazardous waste clearance. Further, lands worth over \$6 million are being relinquished by CIRI largely because of newly discovered contamination problems. More funds appropriated for decontamination, and a system for expediting clearance of high priority lands, would be highly beneficial in fulfilling the Secretary's obligations to CIRI.

E. The Need to Terminate Any Established Mechanism to Fulfill CIRI's Entitlement

Currently, the State of Alaska has certain veto powers over which lands can be made available to CIRI. To maximize the amount of available lands within the Cook Inlet region, the Secretary, the State of Alaska and CIRI should be afforded the opportunity to renegotiate the requirements for State concurrence for lands that are potentially available.

## Report to Congress Required by Public Law 97-468

### Introduction

Under Subsection 12(b)(6) of the Act of January 2, 1976 (Public Law (P.L.) 94-204), and I.C.(2) of the "Terms and Conditions for Land Consolidation and Management in the Cook Inlet Area" (T&C), the Secretary of the Interior, in conjunction with the General Services Administrator, shall utilize his best efforts to place a minimum of 138,240 acres or acre/equivalents of land in a property pool for possible selection by Cook Inlet Region, Inc. (CIRI). The types of properties eligible for inclusion in the pool are described in Section I.C.(2)(a)(i) through (vi) of the T&C. They include the following: (i) abandoned or unperfected public land entries; (ii) Federal surplus property; (iii) revoked Federal reserves; (iv) cancelled or revoked powersite reserves; (v) public lands created by the reduction of Federal installations as defined in Section 3(e) of the Alaska Native Claims Settlement Act (ANCSA) and not validly selected by any village corporation prior to December 18, 1975; and (vi) any other Federal lands as agreed by the State of Alaska, CIRI, and the Secretary, including but not limited to lands withdrawn under Subsection 17(d)(1) of ANCSA and not withdrawn for any other purpose. The above listed property types are to be located from within the exterior boundaries of the Cook Inlet Region or with the concurrence of CIRI, the State, and in some cases other Native corporations, from outside the Cook Inlet Region.

The purpose of this property pool was to reduce the amount of acreage CIRI would have to satisfy from outside its regional boundaries as part of its out-of-region entitlement established in Subsection 12(b)(5) of P.L. 94-204. Originally, the authority for placing lands in the pool was to expire on January 15, 1978. This authority was extended several times by various amendments. Finally, pursuant to Subsection 12(b)(8) of P.L. 94-204 as amended by Section 1435 of the Alaska National Interest Lands Conservation Act of December 2, 1980 (P.L. 96-487) and Section 606(d)(5) of the Alaska Railroad Transfer Act of January 14, 1983 (P.L. 97-468), the deadline is extended until at least 138,240 acres or acre/equivalents have been identified for the pool.

In 1980, Section 1435 of P.L. 96-487 introduced a new mechanism for fulfilling CIRI's entitlement. It amended Subsection 12(b) of P.L. 94-204 by adding new Subsections 12(b)(7) and 12(b)(8). Subsection 12(b)(7)(i) allows CIRI to bid for Federal surplus property being disposed of by General Services Administration (GSA) anywhere in the United States. Successful bids can be paid using an account established by the Secretary of the Treasury pursuant to Subsection 12(b)(7)(iv). The balance of the account became the acre/equivalent exchange value of the unfulfilled

entitlement of CIRI's property pool as established under the T&C. Cook Inlet Region, Inc., is given no preference right over other bidders and no additional advertising is required by the General Services Administrator.

In 1983, P.L. 97-468 further amended Subsections 12(b)(7) and 12(b)(8) of P.L. 94-204 and added Subsections 12(b)(9)-12(b)(11). This amendment expanded CIRI's property account, adding the remainder of CIRI's out-of-region entitlement, established in Subsection 12(b)(5) of P.L. 94-204. The amendment also reduced this out-of-region entitlement by 10 townships. Further provisions of P.L. 97-468 follow: After 138,240 acre/equivalents have been identified for the CIRI pool, the value of acre/equivalents will change from the \$500/acre established in I.C.(2)(e) of the T&C to \$250/acre. At that time, or after July 15, 1987, if the pool has not reached 138,240 acres, the CIRI pool will be closed to out-of-region properties, and all remaining lands placed in the pool must have the concurrence of the State. The GSA bid process outlined above will continue to operate until the full entitlement is reached.

Public Law 97-468 in Section 606(d)(5), amending P.L. 94-204 Section 12(b)(8)(v), requires a report to Congress:

On or before January 15, 1985, the Secretary shall report to the Congress with respect to:

(A) such studies and inquiries as shall have been initiated by the Secretary and the Administrator of General Services, or have been prepared by other holding agencies, to determine what lands, except for lands held by the Alaska Railroad or the State-owned railroad, within the boundaries of the Cook Inlet Region or elsewhere can be made available to the Region, to the extent of its entitlement;

(B) the feasibility and appropriate nature of reimbursement of the Region for its unfulfilled entitlement as valued in subsection 12(b)(7)(iv) of this Act;

(C) the extent to which implementation of the mechanisms established in section 12(b)(7) promise to meet such unfulfilled entitlement;

(D) such other remedial legislation or administrative action as may be needed; and

(E) the need to terminate any mechanism established by law through which the entitlement of the Region may be completed.

The following material constitutes such report.

A. Studies or Inquiries to Make Lands Available to CIRI

The Secretary of the Interior, through the Bureau of Land Management (BLM), has reviewed approximately 600 case files and 700 master title plats in an effort to find lands for the CIRI pool. Most of this extensive review was conducted in two major projects during 1979-1981. Since that time new relinquishments filed with BLM in Alaska have been examined, and parcels referred to them by others within BLM or by CIRI have been screened by a special CIRI Section of BLM. These new parcels turn up at a rate of 15-20 per year.

As a result of the search, 51 parcels have been placed in the CIRI pool. Of these, 38 have been conveyed and 8 are being appraised or are in the conveyance process. Five parcels are suspended and will likely be removed from the pool. Three of these are no longer of interest to CIRI, primarily because of contamination problems. Another 48 parcels are being reviewed for inclusion in the pool.

While no special effort was required of other holding agencies to find lands for CIRI, many of the parcels that become available to CIRI originate from relinquishments filed with BLM by other agencies: Federal surplus properties, revoked Federal reserves, reduction of Federal installations, and other Federal lands.

General Services Administration works very closely with CIRI concerning lands coming up for bid. As a result, CIRI has bid on 16 properties and been successful bidder on nine.

The following is a summary of lands reviewed:

| <u>Status</u>                                    | <u>Total No.</u> | <u>Acres</u>           | <u>Acre/Equivalents</u> |
|--|------------------|------------------------|-------------------------|
| Successful GSA bids                              | 9                |                        | 74,710.97               |
| Parcels placed in pool                           | 51               |                        |                         |
| Conveyed   | 39               | 11,009.62              | 27,650.66               |
| Suspended  | 5                | 20,097.71              |                         |
| Pending Appraisal                                | 3                | 41.79                  |                         |
| Pending Conveyance                               | 5                | 542.52                 | 938.78                  |
| Being Screened for pool                          | 48               | 15,750 + 10 parcels of | unknown acreage         |
| Pending Comments<br>by State/Federal/<br>Natives | 3                | 978                    |                         |
| Pending PCB clean-<br>up or clearance            | 8                | 2,675 + 2 parcels of   | unknown acreage         |
| Needing GSA concur-<br>rence                     | 7                | 3,003                  |                         |
| Needing field<br>report                          | 9                | 4,244 + 2 parcels of   | unknown acreage         |

Subsection 12(b)(8)(ii) of P.L. 94-204 as amended by P.L. 97-468, required another review of lands for CIRI. Lands to be examined were all Federal installations within the boundaries of the Cook Inlet Region within or without ANCSA Section 11 withdrawals, excluding military installations, Alaska Railroad property (except those that become available under Subsection 12(b)(8)(i)(D) of P.L. 94-204 as amended by P.L. 97-468), and other installations as are mutually excluded by the Region and the Secretary. Cook Inlet Region, Inc., and the State of Alaska entered into an agreement on December 13, 1982, under which CIRI limited this review to 10 specific parcels, plus any Alaska Railroad properties that might become available under Subsection 12(b)(8)(i)(D) of P.L. 94-204 as amended by P.L. 97-468. An agreement to this effect is pending between CIRI and the Secretary.

Recommendation: Continue process described above.

B. Feasibility and Appropriate Nature of Reimbursement of CIRI for its Unfulfilled Entitlement as Valued in Subsection 12(b)(7)(iv) of P.L. 94-204 as amended by P.L. 97-468.

Lands conveyed to CIRI pursuant to Section 12(b)(7)(iv) now total 102,361.628 acre/equivalents toward the minimum 138,240 acres mandated in I.C. (2)(g) of the T&C. This equals about 74 percent of the total (Appendix A). Another approximately 1,000 acre/equivalents have been placed in the pool and are being appraised or processed toward conveyance. There are currently 48 additional parcels, totaling more than 16,000 actual acres, being screened for the CIRI pool. How many of these will be placed in the pool, and the appraised value of the successful parcels is unknown at this time.

Subparagraph I.C. (2)(e) of the T&C established a dollar value for acre/equivalents such that the value of 138,240 acre/equivalents equals \$69,120,000. A total of \$17,939,201.94 remains in the property account after subtracting CIRI pool conveyances and lands transferred due to successful bids in accordance with Section 1435 of P.L. 96-487.

Public Law 97-468 opened up the remainder of CIRI's out-of-region entitlement (23.15 townships minus acres conveyed) to the CIRI pool and GSA bid process after the required 138,240 acre/equivalents are transferred. At that time, the value of acre/equivalents will change to \$250/acre.

The following is a table of acre/equivalent exchange values:

GSA bids/CIRI property pool

138,240 acre/equivalents @ \$500 = \$69,120,000.

Out-of-region pool (23.15 townships entitlement equals  
533,376 acres)

533,376 acres\*  
-138,240 acres  
395,136 acres

395,136 acre/equivalents @ \$250 = \$98,784,000.

|                       |                      |
|-----------------------|----------------------|
| GSA/CIRI pool maximum | \$ 69,120,000        |
| Out-of-Region maximum | 98,784,000           |
|                       | <u>\$167,904,000</u> |

\*To date, 98,860 acres have been conveyed and charged against this entitlement.

Parcels will continue to be screened for CIRI as they become available in accordance with Section 12(b)(8)(B) of Public Law 94-204 of January 2, 1976, as amended by Section 606(d)(5) of Public Law 97-468 of January 14, 1983. This process, as well as that established under Section 1435 of P.L. 96-487 promises to continue to work toward satisfaction of CIRI's unfulfilled entitlement and should be continued until such time as the entitlement has been reached.

Recommendation: In this time of extreme budget constraints, it is not recommended that cash reimbursement be made for the balance of the CIRI property account.

C. The Extent to Which Implementation of the Mechanisms Established in Section 12(b)(7) of P.L. 94-204, Amending P.L. 96-487 Promise to Meet Unfulfilled Entitlement.

The Alaska National Interest Lands Conservation Act of December 2, 1980 (P.L. 96-487), established a new mechanism by which CIRI could fulfill its entitlement: the GSA bid process outlined in Section 12(b)(7) of P.L. 94-204 as amended by P.L. 96-487 and expanded by P.L. 97-468. Upon commencement of screening, the administrator of GSA is required to notify CIRI of any excess real property, wherever located, and that such property may be available for conveyance to the region upon negotiated sale. Cook Inlet Region, Inc., then has 15 days to notify GSA of its tentative need. State and local governments are given the opportunity to obtain the property pursuant to Title 40, U.S. Code. Bids are then taken, and if CIRI is the highest bidder the property is transferred to CIRI.

Of the 16 properties CIRI has thus far bid upon, it has been successful with nine for a total of 74,710.968 acre/equivalents. This sum of successful bids represents 73 percent of the total 102,361.628 acre/equivalents transferred to CIRI to date. (Appendix B) (The seven unsuccessful bid properties are listed in



Appendix C.) The remaining 27,650.66 acre/equivalents conveyed to CIRI are the result of 39 conveyance documents for property pool parcels. Clearly this bid process promises to be the most successful method of transferring the largest number of acre/equivalents in the fewest number of parcels in the least amount of time and work/months.

D. Remedial Legislation or Administrative Action as May Be Needed.

One of the recurring problems encountered when screening lands for the CIRI pool is contamination by PCBs, asbestos or other hazardous waste. If field examinations turn up evidence of contamination, the parcel is immediately suspended. Neither BLM nor GSA will accept accountability for or be able to transfer lands that are contaminated. Though the relinquishing Federal agency very often is anxious to complete a clean-up so that it no longer is responsible for the lands, it can take several years to achieve clearance. More funds appropriated for clean-up of contaminants and perhaps a system for more easily expediting clearance of high priority lands would greatly help in fulfilling the Secretary's obligations to CIRI. At the present time there are eight parcels suspended pending decontamination or clearance. The actual acreage for six of these is 2,675 and two of the parcels have unknown acreage.

To further illustrate the ramifications of hazardous waste on the land conveyance program, we are presently removing 12,348.63 acre/equivalents (a \$6,174,315 value) from the pool that had been appraised and selected. Cook Inlet Region, Inc., has relinquished its selection in large part because contamination problems have recently become known. Cook Inlet Region, Inc., has already received lands that have since been found to be contaminated by toxic waste, and is presently asking questions about where responsibility lies for clean-up.

Recommendation: Increased funding for hazardous waste clean-up and an improved method for expediting clearance of high priority lands.

E. The Need to Terminate Any Mechanism Established by Law Through Which the Entitlement of the Region May Be Completed.

Under present laws and regulations, the State may object to any parcels outside of CIRI region and thus prohibit them from being placed in the pool (I.C. 2(b) of the T&C). In region, the State may conclusively object to the inclusion in the pool of up to 1,500 of the acres described in paragraph I.C. 2(a)(i), abandoned or unperfected public land entries, and I.C. 2(a)(iv), cancelled or revoked power site reserves. Our records show that the State has objected to 1,120 actual acres in these categories. Once the

1,500-acre limitation has been reached, additional lands within these two categories may be excluded from the pool if the State replaces them with lands of equal value as specified in I.C. 2(c) of the T&C. Additionally, the State must concur with the inclusion of any lands in-region described in paragraph I.C. 2(a)(vi) of the T&C, and any other Federal lands, including ANCSA Section 17(d)(1). To date, the State has prohibited 3,262.39 actual acres, in six parcels, of category (vi) lands that were in region, from being placed in the pool.

Public Law 97-468 authorizes a change in State concurrence requirements. Subsection 12(b)(8)(i)(C) states, with several exceptions and conditions, that no lands may be placed in the pool after July 15, 1987 (or after 138,240 acres have been conveyed through the pool, whichever is sooner) without the State's concurrence. In withholding concurrence, the State must advise the Secretary that the State or a municipality requires the property for a public purpose.

Also after July 15, 1987 (or after the 138,240 acre/equivalent minimum has been fulfilled), no out-of-region lands may be placed in CIRI's property pool. Therefore, any additional lands that may be considered for the CIRI pool after that date will have to be found in region and will have to have concurrence from the State. If CIRI has not received its full entitlement by this time, it may be much more difficult to fulfill it through the property pool. While the GSA bid process would still be operative, nearly all the properties bid on are out of the CIRI region, indeed out of the State of Alaska. It seems desirable for CIRI to receive as much land in region as possible.

Significantly, it would be in the Federal government's best interest to convey lands in region. The CIRI region surrounds the Anchorage area where land tends to be in demand and of high value. For the Secretary, this means few acres conveyed for a large acre/equivalent value charged against CIRI's entitlement, and therefore, much progress toward satisfying federal obligations to CIRI. These same lands, if conveyed to the State, would be charged acre for acre against State entitlement. The conveyance of lands within region to CIRI also seems to agree with the basic premise of ANCSA.

Recommendation: There is no need to terminate any mechanism established by law. However, the Secretary, the State of Alaska and CIRI should be afforded the opportunity to renegotiate the requirements for State concurrence for the parcels that become potentially available within the CIRI region. Withholding concurrence because property is truly required for public purpose needs is reasonable and follows the wishes of Congress as stated in Subsection 12(b)(8)(i)(C) of P.L. 94-204 as amended by Subsection 606(d)(5) of P.L. 97-468. This test should be consistent for all State objections to lands being placed in the CIRI pool.

Appendix A  
Properties Transferred to CIRI  
Through GSA Bids and CIRI Pool

| Property                              | Conveyance<br>and Date | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|---------------------------------------|------------------------|-----------------|---------------------|-----------------------|
|                                       |                        |                 | 138,240.00          | 69,120,000.00         |
| AA-12482<br>Ft. Rich                  | IC 046<br>11/26/76     | 56.24           | 1,687.20            | 843,600.00            |
| AA-16709-1<br>WRANGELL                | IC 116<br>8/11/78      | 140.30          | 1,200.00            | 600,000.00            |
| F-52207<br>FAIRBANKS PO               | 50-80-0001<br>10/1/79  | .34             | 3,050.00            | 1,525,000.00          |
| AA-27357<br>JUNEAU C.G.               | IC 267<br>11/30/79     | .26             | 135.016             | 67,508.00             |
| HAINES ANS<br>FAA AA-37850            | IC 309<br>4/21/80      | 20.00           | 68.702              | 34,351.00             |
| AA-16709-4<br>ABBOTT LOOP 5           | 50-80-0083<br>5/23/80  | 5.00            | 148.00              | 74,000.00             |
| AA-39370<br>O'MALLEY RD               | 50-80-0145<br>9/8/80   | 1.25            | 30.00               | 15,000.00             |
| AA-39893<br>SEWARD HSE #2             | 50-80-0144<br>9/8/80   | .18             | 29.85               | 14,925.00             |
| F-65064<br>PEEDE ROAD                 | IC 367<br>9/10/80      | 10.00           | 29.60               | 14,800.00             |
| AA-37849<br>LENA POINT                | 50-81-0058<br>3/10/81  | 15.54           | 91.60               | 45,800.00             |
| F-52437<br>MURPHY DOME                | IC 410<br>6/10/80      | 290.00          | 406.00              | 203,000.00            |
| AA-13281<br>AA-39570<br>SEWARD HSE #1 | 50-81-0045<br>2/17/81  | .18             | 37.00               | 18,500.00             |

| Property                          | Conveyance<br>and Date           | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|-----------------------------------|----------------------------------|-----------------|---------------------|-----------------------|
| AA-41915<br>GOLD CREEK            | 50-81-0150<br>7/30/81            | 5.00            | 20.00               | 10,000.00             |
| AA-20298<br>UPLE B<br>KENAI RIVER | 50-81-0153<br>8/21/81            | 40.45           | 278.62              | 139,310.00            |
| AA-41916<br>HOMER PARCEL          | IC 478<br>2/1/82                 | 15.63           | 1,340.69            | 670,345.00            |
| F-70105<br>BADGER ROAD            | IC 481<br>2/11/82                | 19.61           | 1,140.74            | 570,370.00            |
| AA-22023<br>ANCHORAGE 20          | 50-82-0048<br>3/16/82            | 19.06           | 1,442.58            | 721,290.00            |
| AA-41952<br>FIRE ISLAND           | IC 514<br>5/25/82                | 522.00          | 934.328             | 467,164.00            |
| AA-16709-3<br>KASILOF             | 50-82-0070<br>6/1/82             | 29.26           | 129.646             | 64,823.00             |
| AA-41952<br>FIRE IS. #2           | IC 527<br>8/27/82                | 2,021.53        | 3,051.366           | 1,525,683.00          |
| AA-43767<br>KASH/TALK<br>Uples    | 50-82-0144<br>9/30/82            | 233.89          | 298.00              | 149,000.00            |
| F-52438<br>FT WAINWRIGHT          | IC 594<br>50-83-0028<br>12/28/82 | 27.58           | 1,780.002           | 890,001.00            |
| F-43766<br>TALKEETNA ANS          | 50-83-0073<br>2/28/83            | 256.95          | 750.00              | 375,000.00            |
| AA-20297<br>KENAI UPLE A          | 50-83-0072<br>2/28/83            | 7.63            | 9.84                | 4,920.00              |
| AA-51463<br>CAMBRIA               | BID<br>1/28/83                   | 11.88           | 5,202.382           | 2,601,191.01          |

| Property  | Conveyance<br>and Date           | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|---|----------------------------------|-----------------|---------------------|-----------------------|
| AA-51463<br>NIKE SITE JIG                                 | BID<br>4/28/83                   | 60.             | 266.202             | 133,101.00            |
| AA-51463<br>CAMP LONLEY                                   | BID<br>4/28/83                   |                 | 11,483.672          | 5,741,836.00          |
| AA-41740<br>SKWENTNA<br>(400,000)                         | IC 632<br>3/30/83                | 1,114.03        | 1,114.03            | 557,015.00            |
| AA-51463<br>HONOULIULI                                    | BID<br>4/29/83                   | 69.227          | 13,606.00           | 6,803,000.00          |
| F-79339<br>ALDER CREEK                                    | 50-83-0285<br>9/30/83            | 12.5            | 63.20               | 31,600.00             |
| F-73649<br>NIKE JIG #1                                    | 50-83-0068<br>12/27/83           | 348.98          | 425.16              | 212,580.00            |
| F-064846<br>Chena River<br>Research Site<br>(348,855.00)  | IC 783<br>01/27/84               | 1,630           | 1,630.00            | 815,000.00            |
| AA-050586<br>Girdwood                                     | 50-84-0090<br>01/27/84           | 1.25            | 81.80               | 40,900.00             |
| AA-20298<br>Kenai II<br>Parcels                           | IC 782<br>50-84-0078<br>12/30/83 | 1,165.81        | 2,763.16            | 1,381,580.00          |
| AA-51463*<br>PROPERTY PARK<br>HILL SITE IN<br>DENVER COLO | BID<br>JAN 27                    |                 | 6,702.712           | 3,351,356.05          |
| NASA Michoud<br>Assembly<br>New Orleans                   | BID<br>FEB 14                    | 8.6736          | 550.00              | 275,000.00            |

\*This property is now in litigation between the U.S. and the City of Denver and it is not known whether CIRI will actually receive it.

| Property                               | Conveyance<br>and Date           | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|--|----------------------------------|-----------------|---------------------|-----------------------|
| F-70029<br>Chena Annex                 | IC 840<br>50-84-0510<br>05/18/84 | 1,597.5         | 1,893.34            | 946,670.00            |
| Harahan Depot<br>Louisiana<br>AA-51463 | BID<br>6/15/84                   | 14.5            | 7,200.00            | 3,600,000.00          |
| Gustavus<br>AA-40838                   | 50-84-0531<br>6/1984             | 117.68          | 120.11              | 60,055.00             |
| Gilliam Way<br>F-81353                 | IC 815<br>6/29/84                | .4328           | 97.65               | 48,825.00             |
| Nike Love<br>F-81396                   | 50-84-0629<br>8/16/84            | 100             | 100.00              | 50,000.00             |
| Gustavus<br>AA-40838                   | IC 833<br>8/22/84                | 1.039           | 1,105.55            | 552,775.00            |
| Old Ford Plant<br>Alexandria, VA       | BID<br>9/84                      |                 | 28,400.00           | 14,200,000.00         |
| Corona Annex<br>Norco, California      | BID<br>11/84                     |                 | 1,300.00            | 650,000.00            |
| Nike Site<br>Jig #3<br>F-81560         | 50-85-0044<br>11/13/84           | 145             | 167.88              | 83,942.00             |
| Total Conveyed                         |                                  |                 | 102,361.628         | 51,180,816.06         |
| Balance                                |                                  |                 | 35,878.372          | 17,939,183.94         |

Appendix B

|  | <u>Acre<br/>/Equivalents</u> | <u>Dollar<br/>Equivalents</u> | <u>Percentage<br/>of Total</u> |
|--|------------------------------|-------------------------------|--------------------------------|
| <u>Pool Parcels Conveyed to CIRI:</u>      | 27.650.660                   | 13,843,314.00                 | 27                             |
| <u>Bid Properties Transferred to CIRI:</u> | 74,710.968                   | 37,355,484.06                 | 73                             |
| <u>Total</u>                               | 102,361.628                  | 51,180,816.06                 | 100                            |

Appendix C

Unsuccessful Bids for GSA Properties by CIRI

|                         |                |
|-------------------------|----------------|
| Camarillo               | 245 acres      |
| Norco 3                 | 80 acres       |
| L.A. Motor Pool         | 1 acre         |
| Sepulveda Flood Control | 4 acres        |
| 100 Harrison Warehouse  | (1/2 block)    |
| L.A. Northrop           | 1 acre         |
| Honolulu Airport        | <u>3 acres</u> |
| Total                   | 334 acres      |



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COOK INLET REGION, INC.

January 4, 1985

Cynthia Slothower  
Acting Chief, CIRI Section  
Bureau of Land Management  
701 "C" Street, Box 13  
Anchorage, AK 99513

BUREAU OF LAND  
MANAGEMENT  
MAIL ROOM  
JAN 4 1 47 PM '85  
RECEIVED  
ANCHORAGE ALASKA

Dear Cynthia:

Thank you for giving us the opportunity to review this draft report to Congress. We are glad to see that an effort is being made to improve the process of CIRI reaching its entitlements in a fair and timely manner. We appreciate the recommendations you are making to Congress concerning waste clean-up, which has deterred us from selecting certain lands, and especially the recommendation that BLM tighten controls on State objections. This, in itself, is very important and from CIRI's point of view, should be made a high priority. We have made some comments on technical matters and we would like you to take a look at them.

1. On page two, second paragraph, it is stated that on July 15, 1987, if CIRI has not used 138,240 acres, the acre equivalents will change from \$500/ac. to \$250/ac. CIRI, in fact, is allowed the full entitlement of 138,240 acres at \$500/ac., the only thing that changes is that we can no longer use this for out-of-region properties, but for in-region and bid properties only.
2. Page 3, A., first paragraph, it states that since 1981 "All new relinquishments filed with BLM in Alaska have been examined ... and have been screened...." CIRI recently has noted that since 1981, the review of potential CIRI pool properties has lacked coordination within BLM. Steps are now being taken to remedy this situation.
3. Page 3, A., second paragraph, it states that "... 51 parcels are in the CIRI pool." It is our understanding that once these lands are conveyed then they are no longer in the pool. Possibly this statement could read "... 51 parcels have been placed in the CIRI pool." Also, along the same lines, in the next paragraph containing a summary of lands it shows "parcels in pool." Could this show instead "parcels placed in pool" thus clarifying the breakdown in the following figures.
4. The final comment refers to the last sentence on page seven. We would like to see the "restrictive requirements" statement expanded by suggesting that the State's objections be limited to that the property be required for public purpose needs which follows along the same lines as section 606(d)(5)(iii) of ARR Transfer Act, and not for purposes of land

disposal, economic gain, etc. This recommendation should apply whenever state concurrence is required. Also, to be consistent through the report, on page six, item E, first paragraph, a sentence reads "Additionally, the State must agree to the inclusion ...", a suggested change could be "Additionally, the State must concur with the inclusion..."

5. On the returned copy of the report, we have made a few changes or additions to the appendices. You should check these so we can be sure that we are consistent with each other. Also we would like to note that the Denver property is in litigation between the U.S. and the City of Denver and we do not know if we will actually receive this property.

Again, we thank you for your time in allowing us to look at this report. Hopefully our remarks can be helpful to you. We support this report to Congress and it should benefit both BLM and CIRI.

Sincerely,

COOK INLET REGION, INC.



Russ Johnson  
Supervisor, Technical Services

DM:pat  
20/039

Report to Congress on Implementation of  
P.L. 94-204, as Amended

Introduction

Under Subsection 12(b)(6) of the Act of January 2, 1976 (Public Law (P.L.) 94-204), and I.C.(2) of the "Terms and Conditions for Land Consolidation and Management in the Cook Inlet Area" (T&C), the Secretary of the Interior, in conjunction with the General Services Administrator, shall utilize his best efforts to place a minimum of 138,240 acres or acre/equivalents of land in a property pool for possible selection by Cook Inlet Region, Inc. (CIRI). Land conveyances from the property pool are to be made in exchange for lands or rights to select lands outside the boundaries of Cook Inlet Region as described in Subsection 12(b)(5) of P.L. 94-204, and on the basis of values determined by agreement between CIRI and the Secretary of the Interior. The types of properties eligible for inclusion in the pool are described in Section I.C.(2)(a)(i) through (vi) of the T&C. They include the following: (i) abandoned or unperfected public land entries; (ii) Federal surplus property; (iii) revoked Federal reserves; (iv) cancelled or revoked powersite reserves; (v) public lands created by the reduction of Federal installations as defined in Section 3(e) of the Alaska Native Claims Settlement Act (ANCSA) and not validly selected by any village corporation prior to December 18, 1975; and (vi) any other Federal lands as agreed by the State of Alaska, CIRI, and the Secretary, including but not limited to lands withdrawn under Subsection 17(d)(1) of ANCSA and not withdrawn for any other purpose. The above listed property types are to be located from within the exterior boundaries of the Cook Inlet Region or with the concurrence of CIRI, the State, and in some cases other Native corporations, from outside the Cook Inlet Region.

The purpose of this property pool was to reduce the amount of acreage CIRI would have to satisfy from outside its regional boundaries. Originally, the authority for placing lands in the pool was to expire on January 15, 1978. This authority was extended several times by various amendments. Finally, pursuant to Subsection 12(b)(8) of P.L. 94-204 as amended by Section 1435 of the Alaska National Interest Lands Conservation Act of December 2, 1980 (P.L. 96-487) and Section 606(d)(5) of the Alaska Railroad Transfer Act of January 14, 1983 (P.L. 97-468), the deadline is extended until at least 138,240 acres or acre/equivalents have been identified for the pool.

In 1980 Section 1435 of P.L. 96-487 introduced a new mechanism for fulfilling CIRI's entitlement. It amended Subsection 12(b) of P.L. 94-204 by adding new Subsections 12(b)(7) and

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12(b)(8). Subsection 12(b)(7)(i) allows CIRI to bid for Federal surplus property being disposed of by General Services Administration anywhere in the United States. Successful bids can be paid using an account established by the Secretary of the Treasury pursuant to Subsection 12(b)(7)(iv). The balance of the account became the acre/equivalent exchange value of the unfulfilled entitlement of CIRI's property pool as established under the T&C. CIRI is given no preference right over other bidders and no additional advertising is required by the General Services Administrator.

In 1983, P.L. 97-468 further amended P.L. 94-204 in Subsections 12(b)(7)-12(b)(8) and added Subsections 12(b)(9)-12(b)(11). This amendment expanded CIRI's property account so that after the required 138,240 acres have been placed in the pool, the remaining unfulfilled entitlement minus 10 townships of CIRI's out-of-region pool, established in Subsection 12(b)(5) of P.L. 94-204, may be satisfied through this same pool process. However, at that time (or after July 15, 1987, if the pool has not reached 138,240 acres by then) only in-region lands or successful Federal property bids can be acquired by CIRI through the pool. Also, at that time the value of acre/equivalents shall change from the \$500/acre established in I.C.(2)(e) of the T&C to \$250/acre and all the lands placed in the pool must have the concurrence of the State.

Public Law 97-468 in Sec. 606(d)(5), amending P.L. 94-204 Sec. 12(b)(8)(v), requires a report to Congress:

"On or before January 15, 1985, the Secretary shall report to the Congress with respect to:

"(A) such studies and inquiries as shall have been initiated by the Secretary and the Administrator of General Services, or have been prepared by other holding agencies, to determine what lands, except for lands held by the Alaska Railroad or the State-owned railroad, within the boundaries of the Cook Inlet Region or elsewhere can be made available to the Region, to the extent of its entitlement;

"(B) the feasibility and appropriate nature of reimbursement of the Region for its unfulfilled entitlement as valued in subsection 12(b)(7)(iv) of this Act;

"(C) the extent to which implementation of the mechanisms established in section 12(b)(7) promise to meet such unfulfilled entitlement;

"(D) such other remedial legislation or administrative action as may be needed; and

"(E) the need to terminate any mechanism established by law through which the entitlement of the Region may be completed."

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The following material constitutes such report.

A. Studies or Inquiries to Make Lands Available to CIRI

The Secretary of the Interior, through the Bureau of Land Management (BLM), has reviewed close to 600 case files and 700 master title plats in an effort to find lands for the CIRI pool. Most of this extensive review was conducted in two major projects during 1979-1981. Since that time all new relinquishments filed with BLM in Alaska have been examined, and all parcels referred to them by others within BLM or by CIRI have been screened by a special CIRI Section of BLM. These new parcels turn up at a rate of 15-20 per year.

As a result of the search, 51 parcels are in the CIRI pool. Of these, 38 have been conveyed and 8 are being appraised or are in the conveyance process. Five parcels are suspended and will likely be removed from the pool. Three of these are no longer of interest to CIRI, primarily because of contamination problems. Another 48 parcels are being reviewed for inclusion in the pool.

The following is a summary of lands reviewed:

| <u>Status</u>                                    | <u>Total No.</u> | <u>Acres</u>           | <u>Acre/Equivalents</u> |
|--|------------------|------------------------|-------------------------|
| Successful GSA bids                              | 9                |                        | 74,710.97               |
| Parcels in pool                                  | 51               |                        |                         |
| Conveyed   | 38               | 10,864.62              | 27,482.78               |
| Suspended  | 5                | 20,097.71              |                         |
| Pending Appraisal                                | 3                | 41.79                  |                         |
| Pending Conveyance                               | 5                | 542.52                 | 938.78                  |
| Being Screened for pool                          | 48               | 15,750 + 10 parcels of | unknown acreage         |
| Pending Comments<br>by State/Federal/<br>Natives | 3                | 978                    |                         |
| Pending PCB clean-<br>up or clearance            | 8                | 2,675 + 2 parcels of   | unknown acreage         |
| Needing GSA concur-<br>rence                     | 7                | 3,003                  |                         |
| Needing field<br>report                          | 9                | 4,244 + 2 parcels of   | unknown acreage         |

Section 12(b)(8)(ii) of P.L. 97-468, January 14, 1983, required another review of lands for CIRI. Lands to be examined were all Federal installations within the boundaries of the Cook Inlet Region within or without ANCSA Sec. 11 withdrawals,

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excluding military installations, Alaska Railroad property (except those that become available under Sec. 12(b)(8)(i)(D) of P.L. 97-468) and other installations as are mutually excluded by the Region and the Secretary. CIRI and the State of Alaska entered into an agreement on December 13, 1982 under which CIRI limited this review to 10 specific parcels, plus any Alaska Railroad properties that might become available under Sec. 12(b)(8)(i)(D) of P.L. 97-468. An agreement to this effect is in the works between CIRI and the Secretary.

B. Feasibility and Appropriate Nature of Reimbursement of CIRI for its Unfulfilled Entitlement as Valued in Subsection 12(b)(7)(iv) of P.L. 97-468.

Lands conveyed to CIRI pursuant to 12(b)(7)(iv) now total 102,193.748 acre/equivalents toward the minimum 138,240 acres mandated in I.C. (2)(g) of the Terms and Conditions (T&C). This equals about 74 percent of the total (Appendix A). Another approximately 1,000 acre/equivalents have been placed in the pool and are being appraised or processed toward conveyance. There are currently 48 additional parcels, totaling more than 16,000 actual acres, being screened for the CIRI pool. How many of these will be placed in the pool, and the appraised value of the successful parcels is unknown at this time.

Subparagraph I.C. (2)(e) of the T&C established a dollar value for acre/equivalents such that the value of 138,240 acre/equivalents equals \$69,120,000. A total of \$18,023,126 remains in the property account after subtracting CIRI pool conveyances and lands transferred due to successful bids in accordance with Section 1435 of P.L. 96-487.

Public Law 97-468 opened up the remainder of CIRI's out-of-region entitlement (23.15 townships minus acres conveyed) to the CIRI pool and GSA bid process after the required 138,240 acre/equivalents are transferred. At that time, the value of acre/equivalents will change to \$250/acre.

The following is a table of acre/equivalent exchange values:

GSA bids/CIRI property pool

138,240 acre/equivalents @ \$500 = \$69,120,000.

Out-of-region pool (23.15 townships)

533,376 acres  
-138,240 acres  
395,136 acres

395,136 acre/equivalents @ \$250 = \$98,784,000.

|                       |                   |
|-----------------------|-------------------|
| GSA/CIRI pool maximum | \$ 69,120,000     |
| Out-of-Region maximum | <u>98,784,000</u> |
|                       | \$167,904,000     |

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Parcels will continue to be screened for CIRI as they become available in accordance with Sec. 12(b)(8)(B) of Public Law 94-204 of January 2, 1976, as amended by Sec. 606(d)(5) of Public Law 97-468 of January 14, 1983. This process, as well as that established under Sec. 1435 of P.L. 96-487 promises to continue to work toward satisfaction of CIRI's unfulfilled entitlement and should be continued until such time as the entitlement has been reached. Therefore, it is not recommended that cash reimbursement be made for the balance of the CIRI property account.

C. The Extent to which Implementation of the Mechanisms Established in Section 12(b)(7) of P.L. 96-487 Promise to Meet Unfulfilled Entitlement.

The Alaska National Interest Lands Conservation Act of December 2, 1980 (P.L. 96-487), established a new mechanism by which CIRI could fulfill its entitlement: the GSA bid process outlined in Sec. 12(b)(7) of P.L. 96-487 and expanded by P.L. 97-468. Upon commencement of screening, the administrator of GSA is required to notify CIRI of any excess real property, wherever located, and that such property may be available under negotiated sale. CIRI then has 15 days to notify GSA of its tentative need. State and local governments are given the opportunity to obtain the property pursuant to Title 40, U.S. Code. Then bids are taken and if CIRI is the highest bidder the property is transferred to CIRI.

Of the 16 properties CIRI has thus far bid upon it has been successful with 9 for a total of 74,710.968 acre/equivalents. This sum of successful bids represents 73 percent of the total 102,193.748 acre/equivalents transferred to CIRI to date. (Appendix B) (The seven unsuccessful bid properties are listed in Appendix C.) The remaining 27,482.78 acre/equivalents conveyed to CIRI are the result of 38 conveyance documents for property pool parcels. Clearly this bid process promises to be the most successful method of transferring the largest number of acre/equivalents in the fewest number of parcels in the least amount of time and work/months.

D. Remedial Legislation or Administrative Action as may be Needed.

One of the recurring problems encountered when screening lands for the CIRI pool is contamination by PCBs, asbestos or other hazardous waste. If field reports turn up evidence of contamination, the parcel is immediately suspended. Neither BLM nor GSA will accept accountability for or be able to transfer lands that are contaminated. Though the relinquishing Federal agency very often is anxious to complete a clean-up so

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that it no longer is responsible for the lands, it can take several years to achieve clearance. More funds appropriated for clean-up of contaminants and perhaps a system for more easily expediting clearance of high priority lands, would greatly help in fulfilling the Secretary's obligations to CIRI. At the present time there are eight parcels suspended pending decontamination or clearance. The actual acreage for six of these is 2,675 and two of the parcels have unknown acreage.

To further illustrate the ramifications of hazardous waste on the land conveyance program, we are presently removing 12,348.63 acre/equivalents (a \$6,174,315 value) from the pool that had been appraised and selected. CIRI has relinquished its selection, in large part because contamination problems have recently become known. CIRI has already received lands that have since been found to be contaminated by toxic waste, and is presently asking questions about where responsibility lies for clean-up.

The Need to Terminate Any Mechanism Established by Law Through Which the Entitlement of the Region May be Completed.

Under present laws and regulations, the State may object to any parcels outside of CIRI region and thus prohibit them from being placed in the pool (I.C. 2(b) of the T&C). In region, the State may conclusively object to the inclusion in the pool of up to 1,500 of the acres described in paragraph I.C. 2(a)(i), abandoned or unperfected public land entries and I.C. 2(a)(iv), cancelled or revoked power site reserves. Our records show that the State has objected to 1,120 acres in these categories. Once the 1,500 acre limitation has been reached, additional lands within these two categories may be excluded from the pool if the State replaces them with lands of equal value as specified in I.C. 2(c) of the T&C. Additionally, the State must agree to the inclusion of any lands in region described in paragraph I.C. 2(a)(vi) of the T&C, any other Federal lands, including (d)(1). To date the State has prohibited 3,262.39 acres, in 6 parcels, of category (vi) lands from being placed in the pool that were in region.

Public Law 97-468 authorizes a change in State concurrence requirements. Subsection 12(b)(8)(i)(C) states, with several exceptions and conditions, that no lands may be placed in the pool after July 15, 1987 (or after 138,240 acres have been conveyed through the pool, whichever is sooner) without the State's concurrence. In withholding concurrence, the State must advise the Secretary that the State or a municipality requires the property for a public purpose.

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Also after July 15, 1987 (or after the 138,240 acre/equivalent minimum has been fulfilled) no out-of-region lands may be placed in CIRI's property pool. If CIRI has not received its full entitlement by this time, it may be much more difficult to fulfill it through the property pool. While the GSA bid process would still be operative, nearly all the properties bid on are out of the CIRI region, indeed out of the State of Alaska. It seems desirable for CIRI to receive as much land in region as possible. We suggest more restrictive requirements for State objection for the few parcels that become available within the CIRI region.

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Appendix A  
Properties Transferred to CIRI

| Property                              | Conveyance<br>and Date | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|---------------------------------------|------------------------|-----------------|---------------------|-----------------------|
|                                       |                        |                 | 138.240.00          | 69,120,000.00         |
| AA-12482<br>Ft. Rich                  | IC 046<br>11/26/76     | 56.24           | 1,687.20            | 843,600.00            |
| AA-16709-1<br>WRANGELL                | IC 116<br>8/11/78      | 140.30          | 1,200.00            | 600,000.00            |
| F-52207<br>FAIRBANKS PO               | 50-80-0001<br>10/1/79  | .34             | 3,050.00            | 1,525,000.00          |
| AA-27357<br>JUNEAU C.G.               | IC 267<br>11/30/79     | .26             | 135.016             | 67,508.00             |
| HAINES ANS<br>AA AA-37850             | IC 309<br>4/21/80      | 20.00           | 68.702              | 34,351.00             |
| AA-16709-4<br>ABBOTT LOOP 5           | 50-80-0083<br>5/23/80  | 5.00            | 148.00              | 74,000.00             |
| AA-39370<br>O'MALLEY RD               | 50-80-0145<br>9/8/80   | 1.25            | 30.00               | 15,000.00             |
| AA-39893<br>SEWARD HSE #2             | 50-80-0144<br>9/8/80   | .18             | 29.85               | 14,925.00             |
| F-65064<br>PEEDE ROAD                 | IC 367<br>9/10/80      | 10.00           | 29.60               | 14,800.00             |
| AA-37849<br>LENA POINT                | 50-81-0053<br>3/10/81  | 15.54           | 91.60               | 45,800.00             |
| F-52437<br>MURPHY DOME                | IC 410<br>6/10/80      | 290.00          | 406.00              | 203,000.00            |
| AA-13281<br>AA-39570<br>SEWARD HSE #1 | 50-81-0045<br>2/17/81  | .18             | 37.00               | 18,500.00             |

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| Property                          | Conveyance<br>and Date           | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|-----------------------------------|----------------------------------|-----------------|---------------------|-----------------------|
| AA-41915<br>GOLD CREEK            | 50-81-0150<br>7/30/81<br>13      | 5.00            | 20.00               | 10,000.00             |
| AA-20298<br>UPLE B<br>KENAI RIVER | 50-81-0153<br>8/21/81            | 40.45           | 278.62              | 139,310.00            |
| AA-41916<br>HOMER PARCEL          | IC 478<br>2/1/82                 | 15.63           | 1,340.69            | 670,345.00            |
| F-70105<br>BADGER ROAD            | IC 481<br>2/11/82                | 19.61           | 1,140.74            | 570,370.00            |
| AA-22023<br>ANCHORAGE 20          | 50-82-0048<br>3/16/82            | 19.06           | 1,442.58            | 721,290.00            |
| AA-41952<br>FIRE ISLAND           | IC 514<br>5/25/82                | 522.00          | 934.328             | 467,164.00            |
| AA-16709-3<br>KASILOF             | 50-82-0070<br>6/1/82             | 29.26           | 129.646             | 64,823.00             |
| AA-41952<br>FIRE IS. #2           | IC 527<br>8/27/82                | 2,021.53        | 3,051.366           | 1,525,683.00          |
| AA-43767<br>KASH/TALK<br>Uples    | 50-82-0144<br>9/30/82<br>13      | 233.89          | 298.00              | 149,000.00            |
| F-52438<br>FT WAINWRIGHT          | IC 594<br>50-83-0028<br>12/28/82 | 27.58<br>27.44  | 1,760.002           | 390,001.00            |
| F-43766<br>TALKEETNA ANS          | 50-83-0073<br>2/28/83            | 256.95          | 750.00              | 375,000.00            |
| AA-20297<br>KENAI UPLE A          | 50-83-0072<br>2/28/83            | 7.63            | 9.84                | 4,920.00              |
| AA-51463<br>CAMBRIA               | BID<br>1/28/83                   | 11.88           | 5,202.382           | 2,601,191.01          |

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| Property  | Conveyance<br>and Date           | Actual<br>Acres | Acre<br>Equivalents | Dollar<br>Equivalents |
|---|----------------------------------|-----------------|---------------------|-----------------------|
| AA-51463<br>NIKE SITE JIG                                 | BID<br>4/28/83                   | 60              | 266.202             | 133.101.00            |
| AA-51463<br>CAMP LONLEY                                   | BID<br>4/28/83                   |                 | 11,483.672          | 5,741,836.00          |
| AA-41740<br>SKWENTNA<br>(400.000)                         | IC 632<br>3/30/83                | 1.114.03        | 1.114.03            | 557.015.00            |
| AA-51463<br>HONOLULU                                      | BID<br>4/29/83                   | 69.227          | 13.606.00           | 6,803.000.00          |
| F-79339<br>ALDER CREEK                                    | 50-84-0285<br>9/30/83            | 12.5            | 63.20               | 31.600.00             |
| F-73649<br>NIKE JIG #1                                    | 50-84-0068<br>12/27/83           | 348.98          | 425.16              | 212.530.00            |
| AA-064846<br>Chena River<br>Research Site<br>(348.855.00) | IC 783<br>01/27/84               | 1.630           | 1.630.00            | 315.000.00            |
| AA-050586<br>Girdwood                                     | 50-84-0090<br>01/27/84           | 1.25            | 81.80               | 40.900.00             |
| AA-20298<br>Kenai II<br>Parcels                           | IC 782<br>50-84-0078<br>12/30/83 | 1.165.81        | 2,763.16            | 1,381,530.00          |
| AA-51463<br>PROPERTY PARK<br>HILL SITE IN<br>DENVER COLO  | BID<br>JAN 27                    |                 | 6.702.712           | 3,351,356.05          |
| NASA Michoud<br>Assembly<br>New Orleans                   | BID<br>FEB 14                    | 8.6736          | 550.00              | 275,000.00            |

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| Property                               | Conveyance<br>and Date           | Actual<br>Acres                      | Acre<br>Equivalents        | Dollar<br>Equivalents          |
|--|----------------------------------|--------------------------------------|----------------------------|--------------------------------|
| F-70029<br>Chena Annex                 | IC 840<br>50-84-0510<br>05/18/84 | 1,597.5                              | 1,293.34                   | 946,670.00                     |
| Harahan Depot<br>Louisiana<br>AA-51463 | BID<br>6/15/84                   | 14.5                                 | 7,200.00                   | 3,600,000.00                   |
| Gustavus<br>AA-40838                   | 50-84-0531<br>6/1984             | 117.68                               | 120.11                     | 60,055.00                      |
| Gilliam Way<br>F-81353                 | IC 815<br>6/29/84                | .4328                                | 97.65                      | 48,825.00                      |
| Nike Love<br>F-81396                   | 50-84-0629<br>8/16/84            | 100                                  | 100                        | 50,000.00                      |
| Gustavus<br>AA-40838                   | IC 883<br>8/22/84                | 1,039                                | 1,105.55                   | 552,775.00                     |
| Old Ford Plant<br>Alexandria, VA       | BID<br>9/84                      |                                      | 28,400                     | 14,200,000.00                  |
| Corona Annex<br>Naco, California       | BID<br>11/84                     |                                      | 1,300                      | 650,000.00                     |
| Total Conveyed                         |                                  | 10,174.3434<br><del>3,044.1128</del> | 102,193.748<br>102,361.628 | 51,096,874.00<br>51,180,816.05 |
| Balance                                |                                  |                                      | 36,046.252                 | 18,023.126                     |
| Nike Site 216#3                        | 50-85-0044<br>12-6-84            | 145                                  | 167.88                     | 83,942                         |

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Appendix B

|  | <u>Acre</u><br><u>/Equivalents</u> | <u>Dollar</u><br><u>Equivalents</u> |
|--|------------------------------------|-------------------------------------|
| <u>Pool Parcels Transferred to CIRI:</u>   | 27,482.780                         | 13,741,389.94                       |
| <u>Bid Properties Transferred to CIRI:</u> | 74,710.968                         | 37,355,484.06                       |
| <u>Total</u>                               | 102,193.748                        | 51,096,874.00                       |

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Appendix C

Unsuccessful Bids for GSA Properties by CIRI

|                         |             |
|-------------------------|-------------|
| Camarillo               | 245 acres   |
| Norco 3                 | 50 acres    |
| L.A. Motor Pool         | 1 acre      |
| Sepulveda Flood Control | 4 acres     |
| 100 Harrison Warehouse  | (1/2 block) |
| L.A. Northrop           | 1 acre      |
| Honolulu Airport        | 3 acres     |
| Total                   | <u>334</u>  |

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appendix  
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(961)

Report of Telephone Conversation

To: Cynthia Slothower, BLM (961) 271-5762

From: Craig Calhoun, State DNR  
for Gary Gustafson 276-2653

Purpose of Call:

To relay comments from the State regarding draft  
Report to Congress required by ARTA:

- 1) Title of Report may be too broad. It presently says "Report to Congress on Implementation of P.L. 94-204, as amended". The report actually covers only a small part of P.L. 94-204.
- 2) The last sentence under part B should be omitted, or strongly stated that cash reimbursement is not feasible or appropriate.
- 3) The State does not have a clear record of their objections to Category (i) and (iv) lands (T&C, I.C. 2(a)) (see part E of the report). They would like soon a letter telling how we arrived at this figure.
- 4) They would like to see the last sentence of the report omitted. It says "We suggest more restrictive requirements for State objection for the few parcels that become available within the CIRI region". The State's position is that the T&C and all of its amendments were negotiated agreements between the State and CIRI and BLM. They don't see any need to change rules that we've all agreed to. Lands in-region are also in high demand by others, including the State.

1-4-85

Cynthia Slothower



To: AK960-CONVEYANCES (BLM2060)  
From: WO311-ALASKA.PROG (BLM1311) Posted: Wed 9-Jan-85  
14:18 EST Sys 63 (77)  
Subject: Attn: Cynthia Slothower (961), from LaVelle Black  
WO1311  
Acknowledgment Sent

To: ASO 961  
From: WO 311 LaVelle Black  
Attn: Cynthia Slothower  
Subject: CIRI Section

#### Comments on the Draft

January 15, 1985, Report to Congress regarding CIRI property pool.

Paul Kirton and LaVelle Black reviewed the draft document and offer the following comments.

1. page 1, paragraph 1, line 9 -- delete phrase "outside the boundaries of Cook Inlet Region". The last sentence is a bit contradictory as it states they can receive land outside the boundaries. While the first reference is not incorrect it does lead to some confusion.
2. page 1, paragraph 2, last sentence -- End the sentence with "the deadline is extended until July 15, 1987." Even if 138,240 acres have not been identified, this is the deadline for the Secretary's authority to place properties in the pool.
3. page 2, paragraph 1 -- while this paragraph seems clear to us, I understand it is being rewritten.
4. page 4, last sentence of last paragraph under A. -- the phrase "in the works" sounds a bit unprofessional. Could we say "being negotiating", "drafted", or "in progress"?
5. page 4, 2 paragraph under B. -- Change 18,023,126 to 18,023,125.94.

6. page 5, 1 paragraph under C. -- Change 12(b)(7) to 1435. There is no Sec. 12(b)(7) of ANILCA. 1435 amends 12(b) of P.L. 94-204 by adding Sec. 12(b)(7). In the second sentence, the addition of "for conveyance to the Region" after the word "available", and changing "under" to "upon" would be more consistent with the wording of the law and be clearer.
7. Last sentence of E. -- Remember that the requirements were negotiated through agreement and the Federal government can not unilaterally change this.

#### General comments

1. In E. Regarding the 1,120 acres and the 3,262.39 acres the State objected to, did the State receive title to these lands? If not, could they be offered to CIRI again?
2. The report is well organized and formatted but lacks a summary or conclusion. As first and last pages of reports are more likely to be read, we suggest you add a where each of the items A-E requiring response in the report are re-listed followed by a short succinct answer in the form of a conclusion.

Under A, you have fully addressed studies done by the BLM but did not address that portion relating to studies or inquiries done by GSA or other holding agencies.

Under B, the final response could be expanded to say something regarding the budget constraints placed on us now.

Items D and E were addressed but were not answered by way of a concluding sentence. Is remedial legislation necessary?

Is there a need to terminate any mechanism established by law.

Hopefully, our comments will be useful to you. Thank you for providing a draft upon which to comment.



JAN 8 1985

Ms. Cynthia Slothower  
Branch of Adjudication  
Cook Inlet Section  
Bureau of Land Management  
701 C Street, Box 13  
Anchorage, AK 99513

Dear Ms. Slothower:

This responds to your request dated December 31, 1984, that we review and comment on the draft Report to Congress on Implementation of P.L. 94-204, as amended.

On page 5 under Item C, the draft report outlines procedures for notifying CIRI of the availability of excess real property. We are not aware of such a requirement and we have not been screening CIRI. However, CIRI has bid on a number of our sales offerings and has been the successful bidder in a couple of cases. CIRI makes contact with this office on a regular basis, and is aware of impending sales.

We have no further comments. Should you have any questions, please contact Gloria Mennitto, FTS 396-7598.

Sincerely,

KENNETH E. LINDEBAK  
Director, Disposal Division  
Office of Public Buildings and Real Property

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